

Notice of Revised Submission for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment

Subject Lands:

1242-1270 Gordon Street and 9 Valley Road

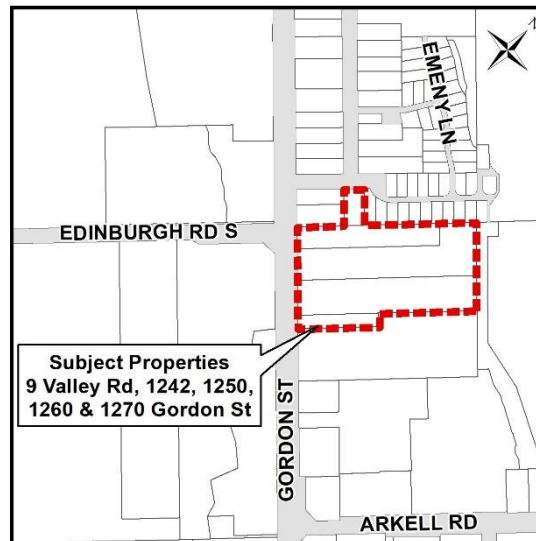
Legal Description: Part of Lot 6, Concession 8 (Geographic Township of Puslinch) and Lot 15, Registered Plan 488, City of Guelph

File No.: OZS20-004

Proposal:

A subdivision containing a residential block, a municipal park block, an open space block and a municipal road.

Key Map:



Application Details:

Revised materials for the Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment applications have been received for the subject lands from Astrid J. Clos Planning Consultants on behalf of the owner, Tricar Properties Limited. The original applications were deemed to be complete on June 30, 2020 and the statutory public meeting was held on September 14, 2020.

Key changes to the original proposal include the following:

- The owner has purchased an additional property located to the south of the subject lands (1270 Gordon Street previously Montes Flowers) to be included with this proposal to be used as common amenity area.
- The maximum building height has been reduced from 12 storeys to 10 storeys, which is in conformity with the 10 storey maximum building height of the High Density Residential land use designation for the subject lands.
- The number of apartment units has been reduced from 377 units to 325 units. A reduction of 52 units.
- The previous density of 271 units per hectare has been reduced to 182 units per hectare due to the total size of the subject lands being increased and the number of units being reduced.
- The Zoning by-law requires 412 parking spaces and 519 parking spaces are proposed.
- The Zoning By-law requires 83 visitor parking spaces and a minimum of 83 visitor parking spaces are proposed.
- Common amenity area has been increased to 8,300 square metres, which exceeds the amount required in the Zoning By-law (6,700 square metres required).

The revised proposed Draft Plan of Subdivision is included in Schedule 1.

An Official Plan Amendment and Zoning By-law Amendment are required to implement the proposed subdivision. The purpose of the Official Plan Amendment is to redesignate a portion of the lands designated as "High Density Residential" to the "Open Space and Park" land use designation. The applicant is also requesting to add a site specific Official Plan policy that would allow a maximum density of 182 units per hectare. The "High Density Residential" land use designation permits a maximum height of 10 storeys and a maximum net density of 150 units per hectare.

The purpose of the Zoning By-law Amendment application is to change the zoning from the "Residential Single Detached" (R.1B) Zone to a "Specialized High Density Apartment" (R.4B-?) Zone, a "Conservation Land" (P.1) Zone and a "Neighbourhood Park" (P.2) Zone to implement the proposed draft plan of subdivision.

Details on the site-specific zoning regulations requested can be found in the revised materials submitted.

Additional Information

Revised documents relating to these planning applications are available online at guelph.ca/development.

For additional information please contact the planner managing the file:

Lindsay Sulatycki, Senior Development Planner
Planning and Building Services
Phone: 519-822-1260, ext. 3313
TTY: 519-826-9771
Email: lindsay.sulatycki@guelph.ca

Other Applications

The subject lands are not subject to any other application under the Planning Act.

To submit written comments:

You can submit written comments any time via email to lindsay.sulatycki@guelph.ca or by mail to Lindsay Sulatycki, Planning and Building Services, 1 Carden Street, Guelph ON N1H 3A1 or place them in the mail slot beside the main entrance to City Hall.

How to Stay Informed:

If you wish to be notified of the Council decision on these applications, when one is made, you must make a written request by way of email, or regular mail/courier as listed above. If you have already provided comments on the application or spoke at the public meeting, your name is already on the list to be notified.

Appeals Information:

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Guelph to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Guelph before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Guelph before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario

Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Requirement for Owners of Multi-tenant Buildings

Upon receiving this Notice, owners of multi-tenant buildings with seven (7) or more residential units are asked to post this Notice of Revised Submission in a location that is clearly visible to all tenants (i.e. building or community notice board).

Notice of Collection of Personal Information:

Personal information is being collected in order to gather feedback and communicate with interested parties regarding this development proposal. Comments provided are considered a public record and may be posted on the City's website or made public upon request.

This information is collected under the authority of the Planning Act, R.S.O. 1990, cP.13. Questions about this collection should be directed to the Information and Access Coordinator at 519-822-1260 extension 2349 or privacy@guelph.ca.

Accessibility:

Alternative accessible formats are available by contacting planning@guelph.ca or TTY 519-826-9771.

Schedule 1 – Revised Proposed Draft Plan of Subdivision

